

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)



Order Filed on June 9, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

Juroma Properties, LLC &

Toz-Bel, LLC

Case No.: 16-17985 & 16-15415

Chapter: 11 (Small Business)

Judge: Vincent F. Papalia

**ORDER CONDITIONALLY APPROVING DISCLOSURE STATEMENT, FIXING
TIME FOR FILING ACCEPTANCES OR REJECTIONS OF THE PLAN, AND FIXING
THE TIME FOR FILING OBJECTIONS TO THE DISCLOSURE STATEMENT AND TO
THE CONFIRMATION OF THE PLAN, COMBINED WITH NOTICE THEREOF AND
OF THE HEARING ON FINAL APPROVAL OF THE DISCLOSURE STATEMENT
AND THE HEARING ON CONFIRMATION OF THE PLAN**

The relief set forth on the following page is hereby **ORDERED**.

DATED: June 9, 2017



Honorable Vincent F. Papalia
United States Bankruptcy Judge

This matter having been opened to the Court by Juroma Properties, LLC, and Toz-Bel, LLC ,
Plan Proponent , through counsel, David Stevens , upon the filing of a
Small Business Plan and Small Business Disclosure Statement dated May 17, 2017
under Chapter 11 of the United States Bankruptcy Code; it is

ORDERED, and notice is hereby given, that:

- A. The Disclosure Statement dated May 17, 2017 and filed by the Debtor is conditionally approved.
- B. Within two (2) days after the entry of this Order, the Plan, the Disclosure Statement and a ballot conforming to Official Form 14 shall be mailed to creditors, equity security holders, and other parties in interest, and shall be transmitted to the United States Trustee.
- C. July 20, 2017 is fixed as the last day for filing and serving written objections to the Disclosure Statement and confirmation of the Plan.
- D. July 20, 2017 is fixed as the last day for filing written acceptances or rejections of the Plan under D.N.J. LBR 3018-2.
- E. A hearing shall be held on July 27, 2017 at 11:00am (a date within 45 days of the filing of the Plan) for final approval of the Disclosure Statement (if a written objection has been timely filed) and for confirmation of the Plan before the Honorable Vincent F. Papalia , United States Bankruptcy Court, District of New Jersey,
50 Walnut Street, Newark, NJ 07102 , in Courtroom 3B .

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Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Juroma Properties, LLC
Toz-Bel, LLC
DebtorsCase No. 16-17985-VFP
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin
Form ID: pdf900Page 1 of 2
Total Noticed: 12

Date Rcvd: Jun 09, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 11, 2017.

db	+Juroma Properties, LLC, 81 Manchester Place, Newark, NJ 07104-1703
db	+Toz-Bel, LLC, 14 Belmont Avenue, Belleville, NJ 07109-1014
aty	+Norgaard O'Boyle, 184 Grand Avenue, Englewood, NJ 07631-3578
aty	+Scura, Mealey, Wigfield & Heyer, 1599 Hamburg Turnpike, Wayne, NJ 07470-4093
aty	+Trenk DiPasquale Della Fera & Sodono, P.C., 347 Mt. Pleasant Avenue, Suite 300, West Orange, NJ 07052-2730
none	+Dominick Tozzo, 318 Bloomfield Avenue, Bloomfield, NJ 07003-4805
acc	+Jorge L Piney, Jorge L. Piney Associates, P.C., 400-44th Street, Union City, NJ 07087-5281
cr	+Julio B. Maldonado, c/o Middlebrooks Shapiro, P.C., 841 Mountain Avenue, First Floor, Springfield, NJ 07081-3437
acc	+Matthew Schwartz, 100 Passaic Avenue, Fairfield, NJ 07004-3520
cr	+PFS Financial 1, LLC, 7990 IH 10 West, Suite 200, San Antonio, TX 78230-4786
cr	+Rosa I. Chacon Molina, c/o Middlebrooks Shapiro, P.C., 841 Mountain Avenue, First Floor, S, NJ 07081-3437
cr	+WELLS FARGO BANK, NA, Phelan Hallinan & Schmieg, PC, 400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054-3437

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

acc	Bederson LLP, 347 Mt. Pleasant Avenue, West Orange
cr	Tozzo Belmont Inc.
cr*	+Toz-Bel, LLC, 14 Belmont Avenue, Belleville, NJ 07109-1014
intp*	+Toz-Bel, LLC, 14 Belmont Avenue, Belleville, NJ 07109-1014

TOTALS: 2, * 2, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 11, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 9, 2017 at the address(es) listed below:

Adam D. Greenberg	on behalf of Creditor	PFS Financial 1, LLC	agreenberg@hgllclaw.com,
Aholmes@hgllclaw.com			
Andrew L. Spivack	on behalf of Creditor	WELLS FARGO BANK, NA	nj.bkecf@fedphe.com
Anthony Sodono, III	on behalf of Debtor	Toz-Bel, LLC	asodono@trenklawfirm.com
Anthony Sodono, III	on behalf of Attorney	Trenk DiPasquale Della Fera & Sodono, P.C.	asodono@trenklawfirm.com
Anthony Sodono, III	on behalf of Attorney	Trenk DiPasquale Della Fera & Sodono, PC	asodono@trenklawfirm.com
Anthony Sodono, III	on behalf of Interested Party	Toz-Bel, LLC	asodono@trenklawfirm.com
Anthony Sodono, III	on behalf of Creditor	Toz-Bel, LLC	asodono@trenklawfirm.com
Cassandra C. Norgaard	on behalf of Creditor	Tozzo Belmont Inc.	cnorgaard@norgaardfirm.com,
sferreira@norgaardfirm.com;		crose@norgaardfirm.com;	184grandno@gmail.com
David E. Sklar	on behalf of Debtor	Juroma Properties, LLC	dsklar@scuramealey.com,
ecfbkfilings@scuramealey.com;		cbalala@scuramealey.com;	ascolavino@scuramealey.com
David L. Stevens	on behalf of Debtor	Juroma Properties, LLC	dsteven@scuramealey.com,
cbalala@scuramealey.com;		ecfbkfilings@scuramealey.com;	dsklar@scuramealey.com;
ascolavino@scuramealey.com			
Denise E. Carlon	on behalf of Creditor	Toyota Motor Credit Corporation	dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com			
Francesca Ann Arcure	on behalf of Creditor	Toyota Motor Credit Corporation	nj_ecf_notices@buckleymadole.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

James Patrick Shay on behalf of Creditor WELLS FARGO BANK, NA james.shay@phelanhallinan.com
John O'Boyle on behalf of Creditor Tozzo Belmont Inc. joboyle@norgaardfirm.com,
sferreira@norgaardfirm.com;crose@norgaardfirm.com;184grandno@gmail.com
John O'Boyle on behalf of Attorney Norgaard O'Boyle joboyle@norgaardfirm.com,
sferreira@norgaardfirm.com;crose@norgaardfirm.com;184grandno@gmail.com
John J. Scura, III on behalf of Interested Party Juroma Properties, LLC
jscura@scuramealey.com,
cbalala@scuramealey.com/ecfbkfilings@scuramealey.com/ascolavino@scuramealey.com/dsklar@scuramealey.com
John J. Scura, III on behalf of Debtor Juroma Properties, LLC jscura@scuramealey.com,
cbalala@scuramealey.com/ecfbkfilings@scuramealey.com/ascolavino@scuramealey.com/dsklar@scuramealey.com
John R. Morton, Jr. on behalf of Creditor Ally Financial mortonlaw.bcraig@verizon.net,
tfitz@mortoncraig.com;mhazlett@mortoncraig.com
John R. Morton, Jr. on behalf of Creditor Wells Fargo Bank, N.A., d/b/a Wells Fargo Dealer
Services mortonlaw.bcraig@verizon.net, tfitz@mortoncraig.com;mhazlett@mortoncraig.com
Joseph M. Shapiro on behalf of Debtor Julio B. Maldonado jshapiro@middlebrooksshapiro.com
Joseph M. Shapiro on behalf of Creditor Rosa I. Chacon Molina jshapiro@middlebrooksshapiro.com
Joseph M. Shapiro on behalf of Creditor Julio B. Maldonado jshapiro@middlebrooksshapiro.com
Joseph M. Shapiro on behalf of Joint Debtor Rosa I. Chacon Molina
jshapiro@middlebrooksshapiro.com
Karl J. Norgaard on behalf of Creditor Tozzo Belmont Inc. knorgaard@norgaardfirm.com,
sferreira@norgaardfirm.com;crose@norgaardfirm.com;184grandno@gmail.com
Melinda D. Middlebrooks on behalf of Interested Party Rosa I. Chacon Molina
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks on behalf of Debtor Julio B. Maldonado
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks on behalf of Joint Debtor Rosa I. Chacon Molina
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks on behalf of Interested Party Julio B. Maldonado
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Michael E. Blaine on behalf of Creditor Lakeview Loan Servicing LLC, by its servicing agent
M&T Bank mblaine@schillerknapp.com,
tshariff@ecf.courtdrive.com;tshariff@schillerknapp.com;jcollen@schillerknapp.com
Michael E. Blaine on behalf of Creditor LakeView Loan Servicing, LLC
mblaine@schillerknapp.com,
tshariff@ecf.courtdrive.com;tshariff@schillerknapp.com;jcollen@schillerknapp.com
Michael Frederick Dingerdissen on behalf of Creditor WELLS FARGO BANK, NA nj.bkecf@fedphe.com
Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, NA nj.bkecf@fedphe.com
Robert P. Saltzman on behalf of Creditor Nationstar Mortgage LLC dnj@pbslaw.org
Sari Blair Placona on behalf of Creditor Toz-Bel, LLC splacona@trenklawfirm.com
Sari Blair Placona on behalf of Debtor Toz-Bel, LLC splacona@trenklawfirm.com
Steven P. Kelly on behalf of Creditor Nationstar Mortgage LLC skelly@sterneisenberg.com,
bkecf@sterneisenberg.com
U.S. Trustee. USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 37